



February 10, 2015

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## HOUSE BILL No. 1617

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DIGEST OF HB 1617 (Updated February 9, 2015 2:01 pm - DI 109)

**Citations Affected:** IC 32-23.

**Synopsis:** Mineral estates of unknown or missing owners. Establishes a procedure that allows a person that: (1) is engaged in the production or development of a mineral; and (2) owns or leases a property interest in an area within the boundaries of a proposed production unit established by spacing regulations of the division of oil and gas, which the person seeks to develop, or the mineral estate adjacent to, adjoining, or contiguous to the mineral interest of an unknown or missing owner of the mineral interest; to bring an action in court that allows the person to enter into a lease to produce and develop the mineral interest of the unknown or missing owner.

**Effective:** Upon passage.

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### Sullivan, Heaton, Moseley

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January 22, 2015, read first time and referred to Committee on Natural Resources.  
February 10, 2015, amended, reported — Do Pass.

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HB 1617—LS 7277/DI 69





February 10, 2015

First Regular Session of the 119th General Assembly (2015)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2014 Regular Session and 2014 Second Regular Technical Session of the General Assembly.

## HOUSE BILL No. 1617

A BILL FOR AN ACT to amend the Indiana Code concerning property.

*Be it enacted by the General Assembly of the State of Indiana:*

1 SECTION 1. IC 32-23-13 IS ADDED TO THE INDIANA CODE  
2 AS A **NEW** CHAPTER TO READ AS FOLLOWS [EFFECTIVE  
3 UPON PASSAGE]:

4 **Chapter 13. Mineral Estates of Unknown or Missing Owners**

5 **Sec. 1. As used in this chapter, "adjacent mineral producer"**  
6 **means a person that:**

7 (1) is engaged in the production, development, or future  
8 development of at least one (1) mineral, including coal, oil,  
9 gas, or another mineral in solid, liquid, or gaseous form; and

10 (2) owns or leases a property interest in:

11 (A) the mineral estate adjacent to, adjoining, or contiguous  
12 to the mineral interest of an unknown or missing owner;

13 (B) a portion of the mineral estate adjacent to, adjoining,  
14 or contiguous to the mineral interest of an unknown or  
15 missing owner; or

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(C) an area that the person seeks to develop that is within the boundaries of a proposed production unit established by spacing regulations of the division of oil and gas.

**Sec. 2.** As used in this chapter, "mineral interest of an unknown or missing owner" means:

- (1) the mineral estate in land; or
- (2) any portion of the mineral estate in land; that is owned by an unknown or missing owner.

**Sec. 3. (a)** As used in this chapter, "unknown or missing owner" means a person:

(1) vested of record or by operation of IC 32-23-10 with a property interest in:

- (A) a mineral estate in land; or
- (B) a portion of a mineral estate in land; and
- (2) whose identity or location cannot be determined:

(A) from the records in the chain of title in the county in which the land is located;

(B) by diligent inquiry in the vicinity of the record owner's last known place of residence or location; and

(C) from a search of tax records in the county in which the property is located.

(b) The term includes the person's heirs and devisees and successors and assigns.

**Sec. 4.** An adjacent mineral producer that:

- (1) brings an action under; and
- (2) meets the requirements of;

this chapter may produce and develop all or part of a mineral interest of an unknown or missing owner under a lease entered into under this chapter.

**Sec. 5.** An action brought under this chapter by an adjacent mineral producer must be brought in the circuit court or superior court of the county:

(1) in which the land that contains the mineral interest of an unknown or missing owner sought to be affected is entirely located; or

(2) if the land is located in more than one (1) county:

(A) the county where the largest part of the land is located; or

(B) if equal parts of the land are in multiple counties, in any county that contains an equal part of the land.

**Sec. 6. (a)** An adjacent mineral producer that brings an action under this chapter must do the following:



1 (1) Name the following as respondents:

2 (A) The last owners of record in the chain of title and all  
3 reasonably ascertainable heirs, devisees, successors, and  
4 assigns of the last owners of record.

5 (B) If record title to the mineral interest of an unknown or  
6 missing owner has been severed of record from ownership  
7 of the overlying surface land, the record owner of the  
8 overlying surface land. Any person named in this  
9 subdivision must be sent notice of the action by certified  
10 mail.

11 (2) File a verified petition with the court that sets forth the  
12 following:

13 (A) A statement that specifies the mineral that the  
14 petitioner seeks to develop in the subject land.

15 (B) The petitioner's request that a trustee be appointed to  
16 execute a lease granting the petitioner the right to produce  
17 and develop from the subject mineral interest of the  
18 unknown or missing owner a mineral of the type produced  
19 by the adjacent mineral producer.

20 (C) The legal description of the mineral interest of the  
21 unknown or missing owner.

22 (D) The interest of the petitioner in the land adjacent to,  
23 adjoining the subject land, or within the production unit  
24 established by the division of oil and gas.

25 (E) The apparent interest of each respondent in the  
26 applicable mineral sought to be produced and developed  
27 within the subject land.

28 (F) A verified statement that informs the court of the  
29 actions the petitioner has taken to identify and locate the  
30 unknown or missing owner or the owner's heirs, devisees,  
31 successors, and assigns.

32 (b) The Indiana Rules of Trial Procedure govern an action  
33 under this chapter to make an unknown or missing person a  
34 respondent. Legal service on a respondent who is unknown or  
35 missing may be made by publication.

36 (c) The court shall appoint a guardian ad litem for any  
37 respondent to the proceeding who is:

38 (1) a ward of the state or a ward to another person; or

39 (2) less than eighteen (18) years of age and is not represented  
40 by a parent.

41 (d) If it appears to the court that a person who is not in being,  
42 but, upon coming into being, is or may be entitled to any interest



1 in the land sought to be leased, the court shall appoint a guardian  
 2 ad litem to appear for and represent the interest in the proceeding  
 3 and to defend the proceeding on behalf of the person not in being.  
 4 A judgment or order entered by the court in a proceeding under  
 5 this chapter is effective against the person not in being.

6 Sec. 7. (a) The court shall receive evidence and hear testimony  
 7 concerning:

8 (1) the matters in the adjacent mineral producer's petition;  
 9 and

10 (2) the prevailing terms of similar mineral leases of the type  
 11 sought by the petitioner obtained in the vicinity of the land in  
 12 the petition, including the length of the lease term, bonus  
 13 money, delay rentals, royalty rates, and other forms of lease  
 14 payments.

15 (b) If the court determines that the material allegations of the  
 16 petition are true and that there has been compliance with the  
 17 required notice provisions, the court:

18 (1) shall enter an order determining the interest of each  
 19 respondent in the mineral interest sought to be leased; and

20 (2) may:

21 (A) declare a trust in the mineral interest of the unknown  
 22 or missing owner;

23 (B) appoint, without a bond, a trustee for the unknown or  
 24 missing owner; and

25 (C) authorize the trustee to execute a valid mineral lease:

26 (i) with the adjacent mineral producer concerning the  
 27 type of mineral developed by the adjacent mineral  
 28 producer on the mineral interest of the unknown or  
 29 missing owner; and

30 (ii) on terms and conditions approved by the court.

31 (c) The court's judgment appointing a trustee and authorizing  
 32 the execution of a lease must specify the minimum terms that may  
 33 be accepted by the trustee. The terms must be substantially  
 34 consistent with the terms of other similar mineral leases obtained  
 35 in the vicinity as determined by the court.

36 (d) The court shall determine a reasonable fee to be paid to the  
 37 trustee. The trustee's fee, including reasonable attorney's fees and  
 38 costs of the proceeding, shall be paid by the adjacent mineral  
 39 producer petitioner. Any other court costs related to the  
 40 proceedings under this chapter shall be paid by the petitioner.  
 41 However, each party shall pay its costs associated with issues  
 42 arising under section 8 of this chapter.



(e) If a trustee:

(1) dies or resigns; or

(2) refuses or is unable to act;

the court, upon the court's motion or the motion of the petitioner, shall appoint a successor trustee.

Sec. 8. (a) In proceedings under this chapter, the court may do the following:

(1) Investigate and determine questions of conflicting or controverted titles.

(2) Remove invalid and inapplicable encumbrances from the title to the subject land.

(3) Establish and confirm the title to the subject mineral estate in land or the right to produce and develop the mineral from any of the subject land.

(b) The court may authorize the execution of a lease under this chapter before any matters under subsection (a) have been determined.

Sec. 9. (a) The trustee shall do the following:

(1) Enter into negotiations with the adjacent mineral producer petitioner.

(2) Execute a mineral lease in favor of the petitioner covering the interest of the respondents that reflects the findings and judgment of the court.

(3) Promptly prepare and file a report of the mineral lease with the court that states the terms of the lease and the payments received for the lease.

(4) Give notice of the report of the mineral lease to all parties appearing of record.

(b) The court shall review the mineral lease under subsection (a) to determine if the lease is in accordance with the court's findings and judgment. If the court approves the mineral lease, the court shall:

(1) issue an order confirming the lease; and

(2) issue an order terminating the trust.

(c) A lease created under this section continues after the termination of the trust unless the lease expires by its own terms.

Sec. 10. (a) Any payment that is owed by the adjacent mineral producer petitioner under a mineral lease executed with the trustee shall be paid by the petitioner to the clerk of the court.

(b) A person that wishes to claim the funds described in subsection (a) must file a verified claim with the court setting out the interest of the claimant and the basis for the claim. A notice of



1 the filing of the claim shall be served on the adjacent mineral  
2 producer or the producer's successors or assigns and any record  
3 owner of the overlying surface land. The court shall determine any  
4 other persons who shall receive notice of the filing of the claim.

5 (c) The court:

6 (1) shall hear evidence and determine whether the claimant is  
7 entitled to the funds and issue an order to the clerk  
8 accordingly; and

9 (2) may determine whether future payments should be made  
10 by the petitioner directly to the claimant.

11 (d) If a successful claim is not made under this section for the  
12 funds within seven (7) years from the clerk's first receipt of any  
13 funds, the clerk shall distribute all the funds received and  
14 petitioner shall make any future payments as follows:

15 (1) If:

16 (A) record title to the mineral interest has been severed of  
17 record from ownership of the overlying surface land; and

18 (B) the identity and location of the record owner of the  
19 overlying surface land has been determined;

20 the clerk shall distribute the funds and the petitioner shall  
21 make any future payments to the record owner of the  
22 overlying surface land.

23 (2) If:

24 (A) record title to the mineral interest has been severed of  
25 record from ownership of the overlying surface land; and

26 (B) the identity and location of the record owner of the  
27 overlying surface land has not been determined;

28 the clerk shall distribute the funds and the petitioner shall  
29 make any future payments to the township trustee of the  
30 township in which the subject land is located. If the land is  
31 located in more than one (1) township, the distribution of  
32 funds shall be made to the township trustees based on the  
33 amount of land located in each township. The funds shall be  
34 used by the township trustee for township purposes,  
35 including, but not limited to, cemetery maintenance.

36 (3) If:

37 (A) record title to the mineral estate has not been severed  
38 of record from ownership of the overlying surface land;  
39 and

40 (B) the identity and location of the record owner of the  
41 overlying surface land has not been determined;

42 the clerk shall distribute the funds and the petitioner shall make





any future payments to the township trustee of the township in which the subject land is located. If the land is located in more than one (1) township, the distribution of funds shall be made to the township trustees based on the amount of land located in each township. The funds shall be used by the township trustees for township purposes, including, but not limited to, cemetery maintenance.

(e) Thirty (30) days before the record owner of the overlying surface land may file a petition under subsection (a), the clerk of the court shall notify the record owner of the overlying surface land by certified mail that the owner may be entitled to file a petition for the funds.

Sec. 11. (a) After the entry of the initial judgment authorizing a lease under this chapter, all subsequent proceedings that concern the land and the mineral interest involved in the initial litigation, including:

- (1) subsequent leasing proceedings;
- (2) proceedings by the trustee requesting authority to execute and deliver additional documents pertaining to a lease; and
- (3) proceedings by a claimant of lease payments paid to the clerk;

must be commenced in the same court as the proceedings for the initial lease.

(b) The acting trustee at the time of any subsequent proceedings under subsection (a) shall act as the trustee in the subsequent proceedings. The court retains continuing jurisdiction over any subsequent proceedings.

(c) After the entry of the initial judgment authorizing a lease under this chapter, any record owner of the overlying surface land must be notified by certified mail not less than thirty (30) days in advance of all subsequent proceedings that concern the land and the mineral interest involved in the initial litigation, including:

- (1) subsequent leasing proceedings;
- (2) proceedings by the trustee requesting authority to execute and deliver additional documents pertaining to a lease; and
- (3) proceedings by a claimant of lease payments paid to the clerk.

Sec. 12. (a) The lease of a mineral interest and execution of any lease under this chapter is binding concerning the interest in the mineral and the right to produce and develop the mineral owned by any respondent to the action in the same manner as if the respondent personally had signed and delivered the lease.



1       (b) The mineral lease is binding on the heirs, legatees, personal  
2 representatives, successors, and assigns of the respondents.

3       (c) A person who may have a contingent or future interest in the  
4 mineral interest of an unknown or missing owner is bound by the  
5 judgment entered in the proceedings under this chapter.

6       Sec. 13. This chapter shall be construed so that any lease issued  
7 under this chapter conveys marketable title.

8       Sec. 14. The remedies provided in this chapter are not exclusive  
9 and do not prohibit the initiation of a petition for the integration  
10 of oil and gas interest as provided in IC 14-37-9, including the  
11 integration of interests of missing or unknown owners.

12       SECTION 2. An emergency is declared for this act.



## COMMITTEE REPORT

Mr. Speaker: Your Committee on Natural Resources, to which was referred House Bill 1617, has had the same under consideration and begs leave to report the same back to the House with the recommendation that said bill be amended as follows:

Page 1, line 7, delete "production or development" and insert **"production, development, or future development"**.

Page 1, line 11, delete "estate; or" and insert **"estate adjacent to, adjoining, or contiguous to the mineral interest of an unknown or missing owner;"**.

Page 1, line 12, delete ";".

Page 1, run in lines 12 through 13.

Page 1, line 14, delete "." and insert **"; or"**.

Page 1, between lines 14 and 15, begin a new line double block indented and insert:

**"(C) an area that the person seeks to develop that is within the boundaries of a proposed production unit established by spacing regulations of the division of oil and gas."**

Page 2, line 4, delete "owner of record or by" and insert **"owner."**.

Page 2, delete line 5.

Page 2, line 14, delete "and".

Page 2, line 16, delete "location." and insert **"location; and**

**(C) from a search of tax records in the county in which the property is located."**

Page 3, line 3, after "land." insert **"Any person named in this subdivision must be sent notice of the action by certified mail."**

Page 3, line 15, delete "to or" and insert **"to, adjoining the subject land, or within the production unit established by the division of oil and gas."**

Page 3, delete line 16.

Page 5, line 36, delete "." and insert **"and any record owner of the overlying surface land."**

Page 6, line 4, delete "receipt of the funds," and insert **"first receipt of any funds,"**.

Page 6, line 5, delete "the funds as follows:" and insert **"all the funds received and petitioner shall make any future payments as follows:"**.

Page 6, line 11, after "funds" insert **"and the petitioner shall make any future payments"**.

Page 6, line 18, after "funds" insert **"and the petitioner shall make any future payments"**.



Page 6, line 23, delete "including" and insert **"including, but not limited to,"**.

Page 6, between lines 24 and 25, begin a new line block indented and insert:

**"(3) If:**

**(A) record title to the mineral estate has not been severed of record from ownership of the overlying surface land; and**

**(B) the identity and location of the record owner of the overlying surface land has not been determined;**

**the clerk shall distribute the funds and the petitioner shall make any future payments to the township trustee of the township in which the subject land is located. If the land is located in more than one (1) township, the distribution of funds shall be made to the township trustees based on the amount of land located in each township. The funds shall be used by the township trustees for township purposes, including, but not limited to, cemetery maintenance."**

Page 6, delete lines 25 through 42.

Page 7, delete lines 1 through 8, begin a new paragraph and insert:

**"(e) Thirty (30) days before the record owner of the overlying surface land may file a petition under subsection (a), the clerk of the court shall notify the record owner of the overlying surface land by certified mail that the owner may be entitled to file a petition for the funds."**

Page 7, line 9, delete "12." and insert **"11."**

Page 7, between lines 23 and 24, begin a new paragraph and insert:

**"(c) After the entry of the initial judgment authorizing a lease under this chapter, any record owner of the overlying surface land must be notified by certified mail not less than thirty (30) days in advance of all subsequent proceedings that concern the land and the mineral interest involved in the initial litigation, including:**

**(1) subsequent leasing proceedings;**

**(2) proceedings by the trustee requesting authority to execute and deliver additional documents pertaining to a lease; and**

**(3) proceedings by a claimant of lease payments paid to the clerk."**

Page 7, line 24, delete "13." and insert **"12."**

Page 7, line 34, delete "14." and insert **"13."**



Page 7, between lines 35 and 36, begin a new paragraph and insert:

**"Sec. 14. The remedies provided in this chapter are not exclusive and do not prohibit the initiation of a petition for the integration of oil and gas interest as provided in IC 14-37-9, including the integration of interests of missing or unknown owners."**

Renumber all SECTIONS consecutively.

and when so amended that said bill do pass.

(Reference is to HB 1617 as introduced.)

EBERHART

Committee Vote: yeas 11, nays 0.

